128.A	0001	0404.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	623,400	/	623,400
USE VALUE:	623,400	/	623,400
ASSESSED:	623,400	/	623,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #: 404

Owner 1:	ROSENTHAL CAROL R/ TRUSTEE
Owner 2:	CAROL R ROSENTHAL TRUST
Owner 3:	
Street 1:	1 SCHOOL STREET #404
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROSENTHAL CAROL -
Owner 2:	-
Street 1:	1 SCHOOL STREET #404
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1530 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	623,400			623,400
Total Card	0.000	623,400			623,400
Total Parcel	0.000	623,400			623,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.45 | /Parcel: 407.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 137391
GIS Ref:
GIS Ref:
Insp Date: 11/21/17

PREVIOUS ASSESSMENT

Parcel ID: 128.A-0001-0404.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	623,400	0	.		623,400		Year end	12/23/2021
2021	102	FV	614,700	0	.		614,700		Year End Roll	12/10/2020
2020	102	FV	597,300	0	.		597,300	597,300	Year End Roll	12/18/2019
2019	102	FV	576,300	0	.		576,300	576,300	Year End Roll	1/3/2019
2018	102	FV	476,900	0	.		476,900	476,900	Year End Roll	12/20/2017
2017	102	FV	416,200	0	.		416,200	416,200	Year End Roll	1/3/2017
2016	102	FV	474,400	0	.		474,400	474,400	Year End	1/4/2016
2015	102	FV	381,600	0	.		381,600	381,600	Year End Roll	12/11/2014

!10101!

PRINT

Date	Time
12/30/21	10:06:57

LAST REV

Date	Time
01/06/21	11:52:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10101

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENTHAL CAROL	76413-452	1	12/14/2020	Convenience	1	No	No		
KIM YOON KYUNG,	75162-188	2	7/20/2020		630,000	No	No		
BRANDWEIN JARED	66729-458		1/27/2016		502,000	No	No		
RUDMAN JONAH L/	61631-270		4/18/2013		392,500	No	No		
CHICOS ROBERTA	53310-194		7/31/2009		390,000	No	No		
CHICOS ROBERTA	27487-463		7/17/1999	Family	99	No	No		
KOROTKIN HARVEY	27487-463		7/17/1997		187,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
11/21/2017	Measured	DGM	D Mann
3/27/2017	SQ Returned	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	137391
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6043																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	M - Multi-Level
% Own:	2.051000118
Name:	28 - 6043

DEPRECIATION

Phys Cond:	GV - Good-VG	19. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19.9 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	0.89215684
Const Adj.:	1.11404979
Adj $ / SQ:	323.020
Other Features:	50036
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	778286
Depreciation:	154879
Depreciated Total:	623407

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	461.92
Special Features:	0	Val/Su Net:	407.45
Final Total:	623400	Val/Su SzAd	407.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,530	323.020	494,220

Net Sketched Area:	1,530			Total:	494,220
Size Ad	1530	Gross Area	1530	FinArea	1530

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.A-0001-0404.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	